



Symonds
& Sampson

Plot 592

3 Pavilion Green East, Poundbury, Dorchester, Dorset

Plot 592

3 Pavilion Green East

Poundbury

Dorchester Dorset DT1 3HE

A three-storey, four-bedroom, detached house located in a prime location overlooking Pavilion Green and within walking distance of Queen Mother Square.



- Prestige Specification
 - 3 reception rooms
 - 4 bedrooms, 2 en suite
 - Enclosed garden
- Double garage & two parking space
 - NHBC 10 year Warranty
- Close to Queen Mother Square

Guide Price £1,250,000

Freehold

Poundbury Sales
01305 251154

poundbury@symondsandsampson.co.uk



THE PROPERTY

A three storey, four-bedroom, detached house located in a prime location overlooking Pavilion Green and within walking distance of Queen Mother Square, the property has ground floor open plan kitchen/dining room, utility, study, formal dining room/snug, downstairs cloakroom, first-floor living room, cloakroom, bedroom 1, en-suite with dressing room, second-floor bedroom 2 en-suite, family bathroom, 2 carports & double garage.

ACCOMMODATION

To the ground floor there is a welcoming entrance hall with a study, downstairs cloakroom, understairs storage cupboard formal dining room with double doors leading to the garden and a fully fitted kitchen/breakfast room. Intergrated appliances include; built in compact oven with microwave, double oven, induction hob, dishwasher, built-under wine fridge, built-in larder fridge and built-in upright freezer with ice maker. The utility room gives backdoor access to the garden.

On the first floor, a sitting room with gas fire and across the landing, a main bedroom, with dressing room and spacious en-suite. There is an additional cloakroom situated on the landing.

To the second floor, bedroom 2 with en-suite shower/bathroom, two further double bedrooms, family bathroom and airing cupboard.

Please Note: The drawings and particulars are for illustrative purposes only and shall not form part of any contract.

OUTSIDE

To the rear of the property there is an enclosed walled garden, with personnel door through to the double garage and parking for 2 cars.

SITUATION

Poundbury is designed with a set of key human-centred principles - to put people before cars, integrated places of work with homes and invest in buildings of exceptionally high construction quality and aesthetic standards. Since breaking ground in 1993, the community has achieved worldwide acclaim from architects, town planners, academics, and house builders, both for its intelligent design and success in creating a highly desirable and diverse new community. Queen Mother Square is the centre of life in Poundbury, with its collection of independent shops - including a butcher and a Waitrose supermarket and The Duchess of Cornwall Inn. Smaller squares, beautiful gardens and wilder areas of parkland are woven into the fabric of Poundbury, including the formal gardens and expansive lawns of Pavilion Green stretching north of Royal Pavilion. A short journey from both Dorchester South and Dorchester West stations, residents of Pavilion Green East are easily connected to the South West trains network, with direct trains into London Waterloo and Bristol Temple Meads. The A35 and A37 open up all of Dorset's wonderful landscape, which is recognised as an Area of Outstanding Natural Beauty, as well as providing easy access to its dramatic coastline from Lyme Regis and the Jurassic Coast to Corfe Castle and the Isle of Purbeck.

Dorchester is situated within approximately 1½ miles and provides

a comprehensive range of shopping and recreational facilities including The Thomas Hardy leisure centre, library and cinema. It is in the catchment area of a number of highly regarded schools. There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, and water sports along the coast of Weymouth/Portland.

SERVICES

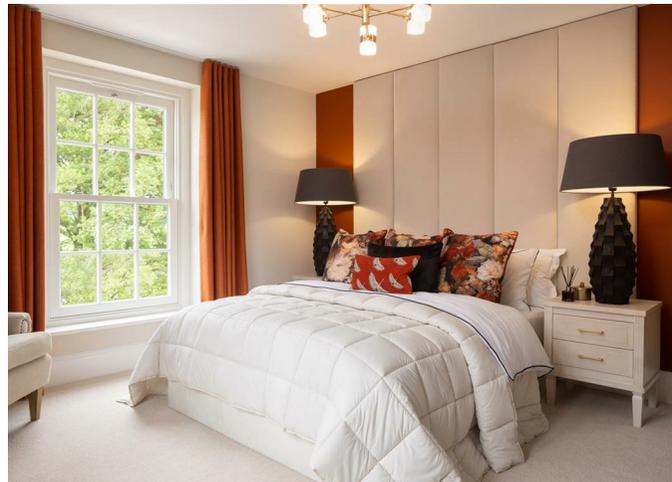
Electricity, gas, water and mains drainage. Gas fired central heating system.

This home will include a 10-year NHBC structural warranty, two-year C G FRY & sons warranty.

Local Authority
Dorset Council Tel: 01305 251010
Council Tax – New build, waiting banding

Tenure
Freehold

EPC: B



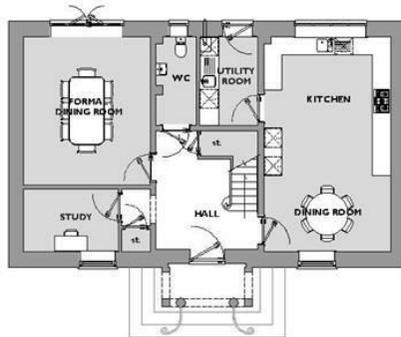
Energy Efficiency Rating		Current	Potential
The energy efficiency class rating scale			
A	92-100	86	86
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
For more information on energy ratings visit www.gov.uk/government/topics/energy-ratings			
England & Wales		EU Directive 2002/91/EC	



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PLOT 592
FOUR BEDROOM HOME

SECOND FLOOR

- Bedroom 2
4.21 x 3.88m (13'10 x 12'8 1/2 in)

- Bedroom 3
4.19 x 3.16m (13'9 x 11'1 1/2 in)

- Bedroom 1
4.19 x 3.16m (13'9 x 11'1 1/2 in)

FIRST FLOOR

- Sitting Room
4.13 x 6.95m (13'7 x 22'10 1/2 in)

- Bedroom 1
4.11 x 3.99m (13'6 x 13'1 in)
- (excluding dressing room & en-suite)

GROUND FLOOR

- Kitchen / Dining Room
4.13 x 6.95m (13'7 x 22'10 1/2 in)

- Formal Dining Room
4.11 x 4.79m (13'6 x 15'9 1/2 in)

- Study
3.09 x 2.03m (10'2 x 6'8 1/2 in)



Poundbury/PGS/27.09.24



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